



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

Alex Palmer
Larry Goodman
Saugus Industrial Center, LLC
26000 Springbrook Avenue
Saugus, CA 91350

RE: Keysor Century Corporation
EPA ID# CAD009531591

Dear Messrs. Palmer and Goodman:

Enclosed is the Expanded Site Inspection Report of the Keysor Century Corporation site. This report contains the results of environmental sample collection and evaluation conducted by Weston Solutions Inc., for the U.S. Environmental Protection Agency (EPA) under Section 104 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended [42 U.S.C. 9404], commonly known as Superfund. The Expanded Site Inspection was conducted because earlier assessments of this site indicated that the site may be contaminated with hazardous substances, and that such contamination could threaten public health or the environment. The purpose of this study is to determine whether this site may qualify for placement on the National Priorities List (NPL). The enclosed fact sheet provides further explanation of the Superfund site assessment process.

Based on currently available information contained in the enclosed report, EPA has determined that this site warrants further assessment by either EPA or our state counterparts at the California Department of Toxic Substances Control (DTSC).

Please forward any written comments on the enclosed report to:

Matt Mitguard
Site Assessment Manager
U.S. Environmental Protection Agency
75 Hawthorne Street, SFD-9-1
San Francisco, CA 94105

If you have any questions, please call Matt Mitguard at 415/972-3096.

Sincerely,



Betsy Curnow, Chief
States, Tribes, and Site Assessment Section
Superfund Division

Enclosures

cc: Rita Kamat, Department of Toxic Substances Control(DTSC)
Joe Baiocco, Angeles Department of Public Works
Christian Lumberg/Oaul Farkas, Boulderdash Indoor Rock Climbing Studio

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION IX

Page 1 of 1

EPA ID: CAD009531591 Site Name: KEYSOR CENTURY

State ID:

Alias Site Names:

SAUGUS

County or Parish: LOS ANGELES

State: CA

Report to Report Dated:

Report Type: EXPANDED SITE INSPECTION 001

Report Developed by: Roy F. Weston

DECISION:

☐ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

1a. Site does not qualify for further remedial site assessment under CERCLA (No Further Remedial Action Planned - NFRAP)

1b. Site may qualify for action, but is deferred to:

☒ 2. Further Assessment Needed Under CERCLA:

2a. Priority: ☒ Higher ☐ Lower

2b. Other: (recommended action) High

DISCUSSION/RATIONALE:

The site is located in Saugus, California in an undeveloped area. The site is approximately 32 acres and is adjacent to the Whittiker Corp- Bermite Division site which is currently undergoing extensive remediation under the direction of the CA Department of Toxic Substances Control (DTSC) - Glendale office.

The results of sampling in support of the Expanded Site Investigation (ESI) demonstrated that there has been a release to groundwater. Results of the ESI effort indicate the presence of VOC's at concentrations significantly above background levels. Vinyl chloride, 1,2-DCA, and 1,2-dichloroethene were found in a downgradient well at concentrations significantly above background levels. These contaminants are attributable, at least in part, to the Keysor site because 1,2-DCA, and 1,2-DCE have been detected at elevated concentrations in onsite soil samples. In addition, vinyl chloride was used as a raw material in Keysor's manufacturing process for approximately 45 years.

The local aquifer and the Saugus Formation, over which the site resides, are major sources for drinking water. Moreover, over the last several years the area has undergone substantial growth. Since a release to groundwater has been demonstrated, the 23 drinking water wells within the 4 mile HRS radius of the site may be threatened.

Signature Made by: MITGUARD

Signature: _____ Date: 08/20/2006

**Expanded Site Inspection Report
Keysor Century Corporation
Saugus, California**

**EPA ID No.: CAD009531591
USACE Contract No.: W91238-05-F-0052
Document Control No.: 12767.060.136**

January 2006

**Prepared for:
U.S. Environmental Protection Agency
Region 9**

**Prepared by:
Weston Solutions, Inc.
14724 Ventura Blvd. Suite 1000
Sherman Oaks, California 91403**

1.0 INTRODUCTION

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA), Weston Solutions, Incorporated (WESTON®) has been tasked to conduct a Hazard Ranking System (HRS) Expanded Site Inspection (ESI) of the Keysor Century Corporation (Keysor) site, located in Saugus, Los Angeles County, California. The HRS assesses the relative threat associated with actual or potential releases of hazardous substances to the environment, and has been adopted by the U.S. Environmental Protection Agency (EPA) to assist in setting priorities for further site evaluation and eventual remedial action. The HRS is the primary method for determining a site's eligibility for placement on the National Priorities List (NPL). The NPL identifies sites where the EPA may conduct remedial actions.

The site was identified as a potential hazardous waste site and entered into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) on November 1, 1979 (CAD009531591). A State-funded Preliminary Assessment (PA) was completed November 1, 1984 and an EPA-funded PA was completed November 23, 1988. An EPA-funded Site Inspection (SI) was completed on October 15, 1990 and a No Further Remedial Action Planned (NFRAP) decision was made and the site was archived (1). The purpose of this evaluation was to assess the threat(s), if any, posed to public health, welfare, or the environment by the site, and to determine if further investigation under CERCLA/SARA is warranted.

After reviewing the previous investigations conducted on the Keysor site, the EPA decided that further investigation would be necessary to more completely evaluate the site using the EPA's HRS criteria. This report summarizes the results of the ESI for the Keysor site.

More information about the Superfund program is available on the EPA web site at <http://www.epa.gov/superfund>. The attached fact sheet describes EPA's site assessment process (Appendix F).

1.1 Apparent Problem

The apparent problems at the site, which contributed to EPA's determination that an ESI was necessary, are presented below:

Since 1958, the Keysor site had been operating as a resin compound manufacturer facility, producing polyvinyl chloride (PVC) resins and compounds. The polyvinyl chloride resins and compounds were produced from a polymerization reaction that used volatile organic compounds (VOCs) as raw materials (2).

Until at least 1980, the cleaning solvent ethylene dichloride (i.e., 1,2-dichloroethane [1,2-DCA]) was utilized to clean reactor vessels on the Keysor site. During early operations, Keysor used an unlined pond located on site for disposal of waste liquids and solids produced from the reactor